

025.0

Map

0006

Block

0013.0

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 1,014,100 /

USE VALUE: 1,014,100 /

ASSESSed: 1,014,100 /

Total Card /

Total Parcel

1,014,100

1,014,100

1,014,100

PROPERTY LOCATION

|        |        |                       |
|--------|--------|-----------------------|
| No     | Alt No | Direction/Street/City |
| 18 -20 |        | AMSDEN ST, ARLINGTON  |

OWNERSHIP

|           |                 |       |          |   |
|-----------|-----------------|-------|----------|---|
| Unit #:   |                 |       |          |   |
| Owner 1:  | MITRANO ELEANOR |       |          |   |
| Owner 2:  |                 |       |          |   |
| Owner 3:  |                 |       |          |   |
| Street 1: | 18 AMSDEN ST    |       |          |   |
| Street 2: |                 |       |          |   |
| Twn/City: | ARLINGTON       |       |          |   |
| St/Prov:  | MA              | Cntry | Own Occ: | Y |
| Postal:   | 02474           | Type: |          |   |

PREVIOUS OWNER

|           |  |       |  |
|-----------|--|-------|--|
| Owner 1:  |  |       |  |
| Owner 2:  |  |       |  |
| Street 1: |  |       |  |
| Twn/City: |  |       |  |
| St/Prov:  |  | Cntry |  |
| Postal:   |  |       |  |

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 3086 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| 1    | Betterment | 5,200. | 442000   |

PROPERTY FACTORS

|            |      |             |     |         |      |             |
|------------|------|-------------|-----|---------|------|-------------|
| Item       | Code | Description | %   | Item    | Code | Description |
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

LAND SECTION (First 7 lines only)

|          |             |          |             |                    |           |           |           |            |            |      |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 104      | Two Family  |          | 4714        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.19 | 1     |            |           |        |   |        |   |        |   | 449,135         |           |   |           |        |      | 449,100   |       |

IN PROCESS APPRAISAL SUMMARY

|              |                 |                                |            |            |             |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value |
| 104          | 4714.000        | 564,200                        | 800        | 449,100    | 1,014,100   |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
| Total Card   | 0.108           | 564,200                        | 800        | 449,100    | 1,014,100   |
| Total Parcel | 0.108           | 564,200                        | 800        | 449,100    | 1,014,100   |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 328.64     | /Parcel:   | 328.64      |

PREVIOUS ASSESSMENT

|        |     |     |            |           |           |            |             |               |               |            |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2022   | 104 | FV  | 564,200    | 800       | 4,714.    | 449,100    | 1,014,100   |               | Year end      | 12/23/2021 |
| 2021   | 104 | FV  | 539,000    | 800       | 4,714.    | 449,100    | 988,900     |               | Year End Roll | 12/10/2020 |
| 2020   | 104 | FV  | 539,100    | 800       | 4,714.    | 449,100    | 989,000     | 989,000       | Year End Roll | 12/18/2019 |
| 2019   | 104 | FV  | 415,900    | 800       | 4,714.    | 477,200    | 893,900     | 893,900       | Year End Roll | 1/3/2019   |
| 2018   | 104 | FV  | 415,900    | 800       | 4,714.    | 348,100    | 764,800     | 764,800       | Year End Roll | 12/20/2017 |
| 2017   | 104 | FV  | 385,700    | 0         | 4,714.    | 303,200    | 688,900     | 688,900       | Year End Roll | 1/3/2017   |
| 2016   | 104 | FV  | 385,700    | 0         | 4,714.    | 258,300    | 644,000     | 644,000       | Year End      | 1/4/2016   |
| 2015   | 104 | FV  | 344,700    | 0         | 4,714.    | 252,600    | 597,300     | 597,300       | Year End Roll | 12/11/2014 |

SALES INFORMATION

|         |           |      |           |           |            |    |     |       |       |
|---------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|         | 13693-658 |      | 5/10/2003 | Family    | 63,000     | No | No  | Y     |       |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

|      |        |         |        |     |            |          |            |         |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|

ACTIVITY INFORMATION

|           |              |     |         |
|-----------|--------------|-----|---------|
| Date      | Result       | By  | Name    |
| 7/29/2017 | MEAS&NOTICE  | HS  | Hanne S |
| 4/3/2009  | Meas/Inspect | 189 | PATRIOT |
| 9/30/1999 | Meas/Inspect | 264 | PATRIOT |
| 8/9/1993  |              | AJS |         |

Sign:

VERIFICATION OF VISIT NOT DATA

\_\_\_/\_\_\_/\_\_\_

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Database: AssessPro - ArchiveProArling

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Total Card /

Total Parcel

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1,014,100

1,014,100

PROPERTY LOCATION

|        |        |                       |
|--------|--------|-----------------------|
| No     | Alt No | Direction/Street/City |
| 18 -20 |        | AMSDEN ST, ARLINGTON  |

OWNERSHIP

|           |                 |       |          |   |
|-----------|-----------------|-------|----------|---|
| Unit #:   |                 |       |          |   |
| Owner 1:  | MITRANO ELEANOR |       |          |   |
| Owner 2:  |                 |       |          |   |
| Owner 3:  |                 |       |          |   |
| Street 1: | 18 AMSDEN ST    |       |          |   |
| Street 2: |                 |       |          |   |
| Twn/City: | ARLINGTON       |       |          |   |
| St/Prov:  | MA              | Cntry | Own Occ: | Y |
| Postal:   | 02474           | Type: |          |   |

PREVIOUS OWNER

|           |  |       |  |
|-----------|--|-------|--|
| Owner 1:  |  |       |  |
| Owner 2:  |  |       |  |
| Street 1: |  |       |  |
| Twn/City: |  |       |  |
| St/Prov:  |  | Cntry |  |
| Postal:   |  |       |  |

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1910, having primarily Wood Shingle Exterior and 3086 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| 1    | Betterment | 5,200. | 442000   |

PROPERTY FACTORS

|            |      |             |     |         |      |             |
|------------|------|-------------|-----|---------|------|-------------|
| Item       | Code | Description | %   | Item    | Code | Description |
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

LAND SECTION (First 7 lines only)

|          |             |          |             |                    |           |           |           |            |            |      |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
| 104      | Two Family  |          | 4714        |                    | Sq. Ft.   | Site      |           | 0          | 80.        | 1.19 | 1     |            |           |        |   |        |   |        |   | 449,135         |           |   |           |        |      | 449,100   |       |

IN PROCESS APPRAISAL SUMMARY

|              |                 |                                |            |            |             |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value |
| 104          | 4714.000        | 564,200                        | 800        | 449,100    | 1,014,100   |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
| Total Card   | 0.108           | 564,200                        | 800        | 449,100    | 1,014,100   |
| Total Parcel | 0.108           | 564,200                        | 800        | 449,100    | 1,014,100   |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: | 328.64     | /Parcel:   | 328.64      |

PREVIOUS ASSESSMENT

|        |     |     |            |           |           |            |             |               |               |            |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
| 2022   | 104 | FV  | 564,200    | 800       | 4,714.    | 449,100    | 1,014,100   |               | Year end      | 12/23/2021 |
| 2021   | 104 | FV  | 539,000    | 800       | 4,714.    | 449,100    | 988,900     |               | Year End Roll | 12/10/2020 |
| 2020   | 104 | FV  | 539,100    | 800       | 4,714.    | 449,100    | 989,000     | 989,000       | Year End Roll | 12/18/2019 |
| 2019   | 104 | FV  | 415,900    | 800       | 4,714.    | 477,200    | 893,900     | 893,900       | Year End Roll | 1/3/2019   |
| 2018   | 104 | FV  | 415,900    | 800       | 4,714.    | 348,100    | 764,800     | 764,800       | Year End Roll | 12/20/2017 |
| 2017   | 104 | FV  | 385,700    | 0         | 4,714.    | 303,200    | 688,900     | 688,900       | Year End Roll | 1/3/2017   |
| 2016   | 104 | FV  | 385,700    | 0         | 4,714.    | 258,300    | 644,000     | 644,000       | Year End      | 1/4/2016   |
| 2015   | 104 | FV  | 344,700    | 0         | 4,714.    | 252,600    | 597,300     | 597,300       | Year End Roll | 12/11/2014 |

SALES INFORMATION

|         |           |      |           |           |            |    |     |       |       |
|---------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|         | 13693-658 |      | 5/10/2003 | Family    | 63,000     | No | No  | Y     |       |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

|      |        |         |        |     |            |          |            |         |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|

ACTIVITY INFORMATION

|           |              |     |         |
|-----------|--------------|-----|---------|
| Date      | Result       | By  | Name    |
| 7/29/2017 | MEAS&NOTICE  | HS  | Hanne S |
| 4/3/2009  | Meas/Inspect | 189 | PATRIOT |
| 9/30/1999 | Meas/Inspect | 264 | PATRIOT |
| 8/9/1993  |              | AJS |         |

Sign:

VERIFICATION OF VISIT NOT DATA

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Lot

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USE VALUE: 1,014,100 /

ASSESSed: 1,014,100 /

Total Card /

Total Parcel

1,014,100

1,014,100

1,014,100

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|        |        |                       |
|--------|--------|-----------------------|
| No     | Alt No | Direction/Street/City |
| 18 -20 |        | AMSDEN ST, ARLINGTON  |

OWNERSHIP

|           |                 |       |          |   |
|-----------|-----------------|-------|----------|---|
| Unit #:   |                 |       |          |   |
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| Street 1: | 18 AMSDEN ST    |       |          |   |
| Street 2: |                 |       |          |   |
| Twn/City: | ARLINGTON       |       |          |   |
| St/Prov:  | MA              | Cntry | Own Occ: | Y |
| Postal:   | 02474           | Type: |          |   |

PREVIOUS OWNER

|           |  |       |  |
|-----------|--|-------|--|
| Owner 1:  |  |       |  |
| Owner 2:  |  |       |  |
| Street 1: |  |       |  |
| Twn/City: |  |       |  |
| St/Prov:  |  | Cntry |  |
| Postal:   |  |       |  |

NARRATIVE DESCRIPTION

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OTHER ASSESSMENTS

|      |            |        |          |
|------|------------|--------|----------|
| Code | Descrip/No | Amount | Com. Int |
| 1    | Betterment | 5,200. | 442000   |

PROPERTY FACTORS

|            |      |             |     |         |      |             |
|------------|------|-------------|-----|---------|------|-------------|
| Item       | Code | Description | %   | Item    | Code | Description |
| Z          | R2   | TWO FAMIL   | 100 | water   |      |             |
| o          |      |             |     | Sewer   |      |             |
| n          |      |             |     | Electri |      |             |
| Census:    |      |             |     | Exmpt   |      |             |
| Flood Haz: |      |             |     |         |      |             |
| D          |      |             |     | Topo    | 1    | Level       |
| s          |      |             |     | Street  |      |             |
| t          |      |             |     | Gas:    |      |             |

LAND SECTION (First 7 lines only)

|          |             |          |             |                    |           |           |           |            |            |      |       |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj  | Neigh | Neigh Infl | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
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IN PROCESS APPRAISAL SUMMARY

|              |                 |                                |            |            |             |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| Use Code     | Land Size       | Building Value                 | Yard Items | Land Value | Total Value |
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|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
|              |                 |                                |            |            |             |
| Total Card   | 0.108           | 564,200                        | 800        | 449,100    | 1,014,100   |
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PREVIOUS ASSESSMENT

|        |     |     |            |           |           |            |             |               |               |            |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
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| 2015   | 104 | FV  | 344,700    | 0         | 4,714.    | 252,600    | 597,300     | 597,300       | Year End Roll | 12/11/2014 |

SALES INFORMATION

|         |           |      |           |           |            |    |     |       |       |
|---------|-----------|------|-----------|-----------|------------|----|-----|-------|-------|
| Grantor | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Notes |
|         | 13693-658 |      | 5/10/2003 | Family    | 63,000     | No | No  | Y     |       |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

|      |        |         |        |     |            |          |            |         |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|

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|           |              |     |         |
|-----------|--------------|-----|---------|
| Date      | Result       | By  | Name    |
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